Committee Room, City Hall,
January 20th, 1920.

FIRST MEETING.

THE SPECIAL COMMITTEE ON TOWN PLANNING meets in the Committee Room, City Hall, on Tuesday, January 20th, 1920, at 8 p.m.

PRESENT: Aldermen Cunningham, J.C.Wilson, W.A.Wilson, Engineer Brazier, Industrial Commissioner Philip, Seabrook, and His Worship Mayor Little, and City Clerk Baker.

APPOINTMENTS.

1. The Clerk certifies that Committees Nos. 1 and 2 of the Council of the Corporation of the City of London had appointed representatives to consider the Town Planning Act, and proposed amendments thereto, and submitted a report to No. 2 Committee.

CHAIRMAN.

2. Alderman Cunningham nominated Alderman Dr. Wilson.
Alderman Dr. Wilson nominates Alderman W.A.Wilson.
Alderman W.A.Wilson is elected.
Alderman W.A.Wilson assumes the chair.

TOWN PLANNING ACT.

3. S.Baker submitting a synopsis of the Town Planning Act, viz:-

SYNOPSIS 8 Geo. V. Chapter 30.

An Act respecting surveys and plans of land in or near urban municipalities.

(2) "Urban Zone" shall mean, in the case of a city, the area within five miles of said city, but exclusive of any part of another city.

(3) This Act shall apply to lands within cities, towns and villages and the urban zones as above defined surrounding the same.

(4) Where any urban municipality desires to vary the urban zone surrounging it, it may file with the Board a plan certified by an Ontario Land Surveyor.

(5) The Council of a city, town or village may procure to be made for adoption by it a general plan of such city, town or village, and the urban zone adjoining it.

(6) No plan of survey and subdivision of land within a city, town or village shall be registered unless it has been approved by the Council of such city, or by the Board.

(7) Where any person is desirous of surveying and sub-dividing into lots, such person shall submit a plan, certified by an Ontario land surveyor, of the proposed survey and subdivision to the Council of such city; if such approval be not given within the time specified in sub-section 3 of this section, the person submitting the plan may apply to the Board for its approval.

(8) Relating to matters to be considered by the Council or Board.

(9) Where the plan submitted is of land which is so related to other lands in the vicinity, whether owned by the same or different owners agreement among owners as to subdivision of lands or plan.

(10) Approval of a plan by a municipal council or by the Board shall be indicated by a certificate to that effect.

(11) Relating to restrictions on sale or mortgage by metes and bounds of lands abutting on highway less than 66 feet.

(12) Where any plan or agreement prepared or made under this Act provides for the widening, extension, relocation or other alteration, in the whole or in part, of a highway under the jurisdiction of a county council, or highway commission, such plan or agreement shall not be adopted or approved by the Council of any city, town or village, or by the Board, until such county Council or highway commission, as the case may be, has had an opportunity of being heard by counsel or agent after due notice.

(13) (1) The Council of a city, town or village may appoint a commission, to be known as "The Town Planning Commission" of the city, town or village (as the case may be) of

(2) Such commission shall be a body corporate and shall consist of the head of the municipality and six persons, being ratepayers, appointed by the Council.

(3) The members of such commission, except the head of the municipality, shall hold office for three years, or until their successors have been appointed; provided that on the first appointment of the members of such commission the council shall designate two or such members who shall hold office for one year, two who shall hold office for two years, and two who shall hold office for three years.

(4) Any member of the commission shall be eligible for reappointment.

(5) The commission of any city, town or village, upon its appointment shall have and exercies all the powers and discharge all the duties by this Act, vested in and exercisable by the council of such city, town or village.

(6) The Commission shall elect a chairman who shall preside at all meetings of the commission.

(7) Four members of the commission present at any meeting shall constitute a quorum.

(8) The Clerk, Engineer, and other officers of the city, town or village shall, at the request of the commission, do and perform all such duties under this Act, as they, ao any of them, would do and perform for the Council of such city, town or village in the like case, if the commission had not been appointed.

(9) The Treasurer of such city, town or village shall pay all expenses incurred by the commission under this Act, upon presentation of accounts for the same certified by the chairman.

The Act is read and informally discussed.

4. AMENDMENTS.

Mr. G.Philip submitting memorandum of proposed amendments, viz:-

MEMORANDUM WITH REFERENCE TO PROPOSED AMENDMENTS OF THE PLANNING AND DEVELOPMENT ACT OF ONTARIO.

1. The present Act should be modified so as to permit the municipalities in the urbanzones, which lie outside of the cities and towns, to prepare their own schemes if they wish to do so, while retaining the power to the city or town to include the outside area in their scheme in the event of lack of co-operation of the outside authority to prepare its own scheme or a joint scheme.

2. A special official with town planning qualifications should be appointed under the Act to assist the Railway and Municipal Board to administer the Act and to advise local authorities.

3. Provision should be made requiring each municipal Council to make a survey of the area and conditions, and provide for assistance being given by the Provincial Government in the preparation of topographical maps of all districts which are in course of development.

4. Provision should be made for securing co-operation between municipal councils and owners of land so as to gove permanent effect to restrictions on the use of land relating to such matters as building lines and use and character of buildings.

5. The following powers should be granted under the Act to municipalities.

(a) The suspension of any powers in the Municipal Act, subject to approval of the Railway and Municipal Board so far as the suspension is necessary for the proper execution of any scheme.

(b) Power to remove or demolish buildings which may be erected in contravention of the provisions of a scheme, after the scheme has been approved, as well as after proper notice is given and while the scheme is being prepared.

(c) Provision, not only for paying compensation for injury to owners or property, but also for obtaining for the city half of the increased value given to any property by reason of benefits accruing to such property by the scheme.

(d) Power to prescribe certain areas to be used for dwelling houses, apartment houses, factories, warehouses, shops or stores, etc., and to fix the height and character of the buildings in these areas.

(e) Exemption for any city or town from claims for compensation in respect of any requirement of the scheme which restricts the use of land for the definite purpose of health of the inhabitants or the amenity of the district e.g. in regard to fixing factory, business or residential areas, the space about buildings, the percentage of lots that can be covered with buildings, or in regard to the height, character and use of buildings so far as such exemption may be registered as reasonable, by the Railway and Municipal Board.

(f) Power to compulsorily acquire land the same way as under the Housing Act of the Province, without cumbersome process of arbitration; and to acquire land in excess of the amount needed to widen a street or construct a new street through a developped area and to re-sell such land after the improvement is made.

(g) Power to fix building lines and reserve land on unbuilt upon areas for new main thoroughfares.

(h) Power to classify any land to be used for different kinds of agriculture, horticulture, open spaces, etc., and to recommend a special system of assessment in relation to such classification of uses.

(i) Power to prevent noxious trades, bill-boards, etc., where injurious to the surroundings.

(j) Power to rectify or alter any existing subdivisions, including the pooling of lands of several owners, and the roads and street abutting or adjacent thereto, and to initiate the planning of the subdivision of land in advance of its being placed on sale for building purposes, for the purpose of bringing owners of adjacent lands into line with any comprehensive scheme.

(k) Power to prevent building on low-lying and insanitary lands pending reclamation and until provident with sanitary arrangements at the expense of the owners.

(l) Power to obtain proper representation of the Municipal Councils on Town Planning Commissions and limitation of spending power of commissions to the cost of preparing schemes. Expenditure on execution of schemes to be subject to approval of Municipal Councils.

(m) Power to classify roads or streets (after zoning into factory, business and residential districts), as follows:-

(1) Main arterial roads.
(2) Secondary roads, being roads for general or local traffic.
(3) Industrial roads for access to industrial districts.
(4) Residential roads, being roads used primarily for access to residences.
(5) Parkways or boulevards, being roads which serve the purpose of either a main or secondary road, a portion of which is dedicated for ornamental purposes, etc.

THE PROVINCIAL GOVERNMENT SHOULD BE ASKED TO INCORPORATE PROVISIONS IN THE PRESENT ACT OR TO FRAME A NEW ACT TO COVER THESE REQUIREMENTS AND SO FRAMED AS TO PERMIT LOCAL AUTHORITIES TO PREPARE COMPREHENSIVE SCHEMES OF TOWN PLANNING.

The amendments are generally considered.

5. TOWN PLANNING CONVENTION.

The Clerk calls attention to his report on the Town Planning Convention as printed in minute No. 865of the 1919 No. 1 Committee minutes.

6. MR. THOMAS ADAMS.

Mr. G.Philip states that Mr. Thos. Adamd would address the members of the Council andtof the Chamber of Commerce on Friday, January 23rd, at luncheon at 12.30 noon in the Tecumseh House, and members of the City Council are cordially invited to attend.

THe Committee desires informally to meet Mr. Adams at the close of luncheon and discuss with him the proposed amendments.

Upon motion the Committee adjourned.

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Chairman.